

This instrument prepared by:

Lloyd, Schreiber, Gray & Gaines, P.C.  
Two Perimeter Park South, Suite 100  
Birmingham, Alabama 35243

Send tax notice to:

Brian G. Giattina  
P.O. Box 55488  
BIRMINGHAM, AL 35255

STATE OF ALABAMA        )  
                                      :  
SHELBY COUNTY            )

**GENERAL WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Five Thousand One Hundred Fifty-Five and 44/100 in hand paid to Brian G. Giattina, an unmarried man, (hereinafter "Grantor"), by Walter Zieverink, III, and David Zieverink (hereinafter "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, **an undivided one-sixth interest each** (as Tenants in Common) in the following described real estate situated in Shelby County, Alabama, to-wit:

**SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to:

Ad valorem taxes for 1996 and subsequent years not yet due and payable until October 1, 1996.  
Existing covenants and restrictions, easements, rights of way, and limitations of record.

It is the express intention of the Grantor that each Grantee shall have an undivided one-third interest in the undivided one-half interest of said property which the Grantor owns.

TO HAVE AND TO HOLD unto Grantees (being the Grantees herein of an undivided one-third interest of an undivided one-half interest of the property described in Exhibit A), their respective heirs and assigns forever.

Grantors do for themselves, their respective heirs, executors, administrators and assigns, covenant with Grantee, his respective heirs, executors, administrators and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; that they have a good right to sell and convey the same as aforesaid; and that they will, and their respective heirs, executors, and assigns shall warrant and defend the same to Grantees, their respective heirs, executors, and assigns forever against the lawful claims of all persons.

Grantors do hereby certify that the above described property does not constitute their respective homesteads as defined by Code of Alabama § 6-10-2 (1975).

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on or as of the 16<sup>TH</sup> day March, 1996.

  
Brian G. Giattina

Inst # 1996-12583

04/18/1996-12583  
09:53 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 19.00

Inst # 1996-12583

STATE OF ALABAMA       )  
                                  :  
JEFFERSON COUNTY       )

I, the undersigned, hereby certify that Brian G. Giattina, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal of this office this 19<sup>th</sup> day of March, 1996.

T.G. Skinner  
Notary Public

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.  
MY COMMISSION EXPIRES: Jan. 28, 1998.

**EXHIBIT A**

**Legal Description**

An undivided fifty percent (50%) interest in a parcel of land in the SE¼ of the NW¼ and the NE¼ of the SW¼ of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

From the SW corner of the SE¼ of NW¼ of Section 29, Township 19 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence North along the West boundary of said SE¼ of NW¼ a distance of 873.89 feet to a point in the centerline of a 60.0 foot non-exclusive easement for ingress and egress; thence turn 73 degrees 26 minutes 24 seconds right and run 53.77 feet along said easement centerline and the following courses: 22 degrees 35 minutes 20 seconds left for 225.70 feet; 14 degrees 23 minutes right for 156.97 feet; 18 degrees 58 minutes left for 188.87 feet; thence turn 06 degrees 15 minutes 37 seconds right and run 129.98 feet along said easement centerline; thence turn 118 degrees 37 minutes 06 seconds right and run 1501.23 feet to a point on the North boundary of the Seaboard Coastline Railroad; thence turn 114 degrees 36 minutes 39 seconds right and run 101.78 feet along said railroad boundary and the following courses: 03 degrees 48 minutes 05 seconds left for 106.29 feet; 04 degrees 46 minutes 17 seconds left for 104.76 feet; 04 degrees 52 minutes 36 seconds left for 96.17 feet; 04 degrees 39 minutes 10 seconds left for 96.31 feet; 04 degrees 33 minutes 59 seconds left for 96.35 feet; 04 degrees 29 minutes 39 seconds left for 94.50 feet; 04 degrees 57 minutes 38 seconds left for 94.92 feet; thence turn 04 degrees 09 minutes 33 seconds left and run 65.08 feet along said railroad boundary to a point on the West boundary of the NE¼ of SW¼ of aforementioned Section 29; thence turn 110 degrees 06 minutes 34 seconds right and run 192.89 feet to the point of beginning of herein described parcel of land.

A non-exclusive 60 foot private easement for ingress and egress: From the NE corner of the NE¼ of NW¼ of Section 29, Township 19 South, Range 1 West, run thence West along the North boundary of said NE¼ of NW¼ a distance of 30.0 feet to the point of beginning of the centerline of herein described easement; thence turn 88 degrees 51 minutes 16 seconds left and run 789.40 feet along said easement centerline and the following courses: 23 degrees 28 minutes 06 seconds right for 56.21 feet; 14 degrees 28 minutes 11 seconds right for 215.46 feet; 16 degrees 39 minutes 30 seconds left for 130.57 feet; 25 degrees 39 minutes 05 seconds right for 228.96 feet; 16 degrees 30 minutes 50 seconds right for 135.49 feet; 17 degrees 37 minutes 25 seconds right for 191.92 feet; 28 degrees 10 minutes 58 seconds left for 129.98 feet; 06 degrees 15 minutes 37 seconds left for 188.87 feet; 18 degrees 58 minutes right for 156.97 feet; 14 degrees 23 minutes left for 225.70 feet; 22 degrees 35 minutes 20 seconds right for 153.54 feet; 04 degrees 22 minutes 05 seconds right for 106.57 feet; 08 degrees 21 minutes 21 seconds right for 126.85 feet; 09 degrees 59 minutes 10 seconds left for 83.54 feet; 26 degrees 22 minutes 25 seconds left for 168.42 feet; 17 degrees 41 minutes 05 seconds right for 210.67 feet; thence turn 18 degrees 23 minutes 40 seconds right and run 51.93 feet along said easement centerline to a point of termination.

All being situated in Shelby County, Alabama.

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